



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

Ofelia Gonzalez requests a Conditional Use for a Family Home Daycare of up to 12 children for Lot 42-P1, Block 13, El Rancho Grande 1 Unit 4B, located at 2520 Summer Sage Dr. SW, zoned R-1A (N-09) IDO Subsection 14-16-6-6(A)

Special Exception No: .... **CU-2025-00048**  
Project No: ..... **N/A**  
Hearing Date: ..... **02-17-26**  
Closing of Public Record: **02-17-26**  
Date of Decision: ..... **03-04-26**

On February 17, 2026, Ofelia Gonzalez (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Conditional Use Approval to allow for a Family Home Daycare of up to 12 children (“**Application**”) upon the real property located at 2520 Summer Sage Dr. SW (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Conditional Use Approval to allow for a Family Home Daycare of up to 12 children, pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance (“**IDO**”) Section 14-16-6-6(A).
2. Based on evidence in the record, it appears the legal ad was not published in a timely manner and did not satisfy all notice requirements.
3. Failure of proper notice is a jurisdictional defect, and the ZHE cannot proceed to hear a case and decide it until notice requirements have been fulfilled.
4. To facilitate a timely posting of the legal ad, at least 15 days before the hearing, the ZHE has allowed for a DEFERRAL until the March 17, 2026, ZHE hearing.

DECISION:

DEFERRAL of the Application to the March 17, 2026, ZHE hearing, which begins at 9:00 a.m.

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Zoning Hearing Examiner

cc: felagonzalez218@gmail.com  
ZHE File  
Zoning Enforcement